

# **BEST IMAGE POSSIBLE**

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**Micro Records Company, Inc.  
Baltimore , Maryland**







IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - SW/Corner of \* ZONING COMMISSIONER  
Liberty Road & St. Lukes Lane (6739 Liberty Road and  
3320 St. Lukes Lane) \* OF BALTIMORE COUNTY  
2nd Election District \* Case No. 93-301-XA  
2nd Councilmanic District  
M. Maurice Swanson, D.D.S.  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception and a Petition for Variance filed by the owner of the subject property, Dr. M. Maurice Swanson. The Petitioner requests a special exception for a Class "B" Office Building in an R.O. zone. Within the Petition for Special Exception, approval is sought for medical (dental) offices to operate from the subject building, and certain improvements/additions to the existing structure on the property are contemplated. The Petitioner also requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 203.3.B.2 to permit a 100% adjusted gross floor area for medical office uses in lieu of the maximum permitted 25%; from Section 203.3.C.1 to permit two (2) illuminated freestanding signs of 15 sq.ft. per side, or 60 sq.ft. total, in lieu of the permitted non-illuminated 8 sq.ft. sign attached to a wall; from Section 203.4.C.6 to permit amenity open space as approved for Baltimore County Landscape Manual requirements in lieu of the required 7% in the interior of the parking lot; from Section 203.4.C.8.c.1 to permit buffers as approved for Landscape Manual requirements in lieu of the required 20 feet from all residential property lines; and from Sections 203.4.C.5 and 102.2 to permit a rear yard setback of 8 feet in lieu of the required 30

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By [Signature]

feet and a distance between buildings of 35 feet in lieu of the required 45 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petition was Dr. M. Maurice Swanson, property owner. Also appearing on behalf of the Petition were Leo Matan - guihan, an architect who prepared the site plan and architectural elevation drawings, marked Petitioner's Exhibits 1 and 2, respectively, Philip Njowski, who assisted in the preparation of the site plan, and Herbert Malmud, Registered Land Surveyor. Also appearing in support of the Petition were Andre' T. Brown and Emily Wolfson of the Liberty Communities Development Corporation. The Petitioner was represented by J. Fred Cohen, Esquire. Appearing as a Protestant in the matter was Judith Berger, a nearby resident.

At the onset of the hearing, the Petitioner withdrew his request for a variance from Sections 203.4.C.5 and 102.2 of the B.C.Z.R. Specifically, this variance was initially required due to the location of an existing garage on the property. However, the Petitioner amended his plan at the hearing to show that said garage will be removed, thereby eliminating the need for this variance.

Testimony indicated that the subject property, known as 6739 Liberty Road and 3320 St. Lukes Lane, consists of 0.96 acres, more or less, zoned R.O. and is located at the corner of Liberty Road and St. Lukes Lane. Said property is improved with a somewhat dilapidated dwelling and detached garage, which is to be removed as noted above. Dr. Swanson testified that he acquired the subject property in June, 1987 and proposes to relocate his dental practice to this site. Due to the property's location within a R.O. zone and the necessity of the proposed improvements to accommodate the dental offices, the relief requested is necessary. Testimony

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By [Signature]

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indicated the subject dwelling will be refurbished and a significant addition added to accommodate the office space. The proposed addition will encompass an area formerly occupied by a greenhouse. Dr. Swanson testified that most of his patients live near the subject property and, in his opinion, the site is ideal for establishing a dental practice. His testimony indicated that implementation of the proposed plan would not be detrimental to the health, safety or general welfare of the surrounding community and complies with the requirements established in Section 502.1 B.C.Z.R.

Also testifying was Philip Njowski, who assisted in the preparation of the site plan. He echoed Dr. Swanson's testimony as to the plan's compliance with the provisions of Section 502.1 of the B.C.Z.R. He also described the surrounding uses, which include a church and several apartment units. Mr. Njowski also noted that public utilities will serve the site and the house will not be used for any residential purposes, but used entirely to support the dental practice. Mr. Njowski also testified as to the variances requested and stated that they were necessary for development to proceed in accordance with the site plan submitted. His testimony was echoed by that of Leo Matanguihan, a registered architect, and Herbert Malmud, a land surveyor, both of whom support the project. Emily Wolfson from the Liberty Communities Development Corporation also testified in support of the proposed project. Her position is similar to that expressed within the Zoning Plans Advisory Committee comments received from the Office of Planning and Zoning. Ms. Wolfson notes that this area of Liberty Road contains an inordinately large amount of vacant property and that rehabilitation of the subject site through the proposed dental practice is appropriate for this area. She believes that the proposed use of

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Date 4/15/93  
By [Signature]

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this site for dental offices will be an asset to the community and will not cause any detrimental effects to the locale. Further, as is stated in the Office of Planning and Zoning comments, Ms. Wolfson supports the proposed sign of 15 sq.ft. per side (30 sq.ft. total) on the Liberty Road side of the subject property. She noted that this road is a highly travelled corridor and that a sign of this size was necessary to direct traffic to this site. Both Ms. Wolfson and the Office of Planning and Zoning opposed a similar sign on the St. Lukes Lane side of the subject site, believing that an 8 sq.ft. sign is more appropriate at that location. David Green and Linwood Johnson, both Planners with the Office of Planning and Zoning, corroborated Ms. Wolfson's remarks.

Judith Berger, of 3801 Lochearn Drive, also testified. Ms. Berger is a 26-year resident of this locale and believes that the intersection of Liberty Road and St. Luke's Lane is extremely dangerous. She does not favor any development on this site due to the increase in traffic at this location. She also expressed concern about the current zoning for this property (which is not an issue before me) and the arrangement through which the property owner was able to obtain public utility service.

It is clear that the B.C.Z.R. permits the use proposed in an R.O. zone by special exception. It is equally clear that the use of the property for a dental practice would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment

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By [Signature]

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to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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By [Signature]

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It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested is necessary in order to develop the property consistent with the site plan and is in strict harmony with the spirit and intent of the B.C.Z.R. Further, the relief requested will not cause any injury to the public health, safety or general welfare.

Notwithstanding my decision to grant the relief requested in this case, modification of one of the variances is required. I am in agreement that a sign totalling 30 sq.ft. in area (15 sq.ft. per side) is warranted on the Liberty Road side of the subject site. The overwhelming testimony was that the direction provided by this sign is necessary for traffic on Liberty Road. However, a sign of this magnitude is not necessary on St. Lukes Lane, which is largely a residential street. Therefore, I shall permit a second sign on that side, but shall restrict same to the 8 sq.ft. permitted by the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variances should be granted.

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By [Signature]

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THEREFORE, it IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of April, 1993 that the Petition for Special Exception to permit a Class "B" Office Building in an R.O. zone for the relocation of a medical (dental) practice, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from Section 203.3.B.2 to permit a 100% adjusted gross floor area for medical (dental) offices in lieu of the permitted 25%; from Section 203.3.C.1 to permit one (1) illuminated freestanding sign of 15 sq.ft. per side, or 30 sq.ft. total, in lieu of the permitted non-illuminated 8 sq.ft. sign attached to a wall; from Section 203.4.C.6 to permit amenity open space as approved for Baltimore County Landscape Manual requirements, in lieu of the required 7% in the interior of the parking lot; and from Section 203.4.C.8.c.1 to permit buffers as approved for landscape manual requirements in lieu of the required 20 feet from all residential property lines; in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) A second identification sign for the subject site shall be permitted on the St. Lukes Lane side of the subject property, but shall be limited to an 8 sq.ft. sign attached to the building, as permitted pursuant to Section 203.3.C.1 of the B.C.Z.R.
- 3) Prior to the issuance of any sign permits, the Petitioner shall submit a revised site plan incorporating the modified relief granted herein.

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By [Signature]

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4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjb

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Date 4/15/93  
By [Signature]

- 8 -



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 30, 1993

J. Fred Cohen, Esquire  
100 Church Lane  
Pikesville, Maryland 21208

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
SW/Corner Liberty Road and St. Lukes Lane  
(6739 Liberty Road and 3320 St. Lukes Lane)  
2nd Election District - 2nd Councilmanic District  
W. Maurice Swanson, D.D.S. - Petitioner  
Case No. 93-301-XA

Dear Mr. Cohen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Judith Berger  
3801 Lochearn Drive, Baltimore, Md. 21207

People's Counsel

file



## Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6739 LIBERTY RD., BALTO. CO.,  
which is presently zoned R.O.

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

TO PERMIT BUSINESS/MEDICAL OR LIGHT INDUSTRIAL PARKING  
IN A RESIDENTIAL ZONE - INDICATED ON PLAN FOR PATIENT/  
CLIENTEL PARKING OR DROP OFF AREA.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 4/22/93 ACCOUNT: ROOSELT  
AMOUNT: \$ 100.00  
RECEIVED FROM: SWANSON  
FOR: CODE 110 REVISED ZONING HEARING PLANS  
ZONING CASE 93-301-XA (ITEM 313)  
FILING REQUEST BY Z.C.

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 4-12-93 ACCOUNT: 001-6150  
AMOUNT: \$ 106.05  
RECEIVED FROM: WM. SWANSON DDS  
FOR: 080 P.A. 93-301 (4/22/93)

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 3/30/93

Dr. W. Maurice Swanson  
7039 Liberty Road  
Baltimore, Maryland 21207

RE: CASE NUMBER: 93-301-XA (Item 313)  
SNC Liberty Road and St. Lukes Lane  
6739 Liberty Road (a.k.a. 3320 St. Lukes Lane)  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Dr. W. Maurice Swanson  
HEARING: THURSDAY, APRIL 22, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 106.05 is due for advertising and posting of the above captioned property and hearing date.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's Order in your case, immediate attention to this matter is suggested.

Cell John

ARNOLD JABLON  
DIRECTOR

cc: J. Fred Cohen, Esq.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 MAR 18 1993 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-301-XA (Item 313)  
SNC Liberty Road and St. Lukes Lane  
6739 Liberty Road (a.k.a. 3320 St. Lukes Lane)  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Dr. W. Maurice Swanson  
HEARING: THURSDAY, APRIL 22, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Exception for a medical (dental) practice Class "B" office building.  
Variance to permit a 100% adjusted gross floor area for medical office use in lieu of the permitted 25%; to permit 2 illuminated (freestanding signs) 15 square feet per side, total of 60 square feet, in lieu of the permitted non-illuminated 8 square foot sign attached to a wall; to allow amenity open space as approved for landscape manual requirement in lieu of the 7% A.O.S. in the interior of the parking lot; to permit buffers as approved for landscape manual requirements in lieu of the required 20 feet from all residential property lines; and to permit a 8 foot rear setback in lieu of the required 30 feet and distance between buildings of 35 feet in lieu of the required 55 feet.

Cell John

ARNOLD JABLON  
DIRECTOR

cc: Dr. W. Maurice Swanson  
J. Fred Cohen, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 April 12, 1993 (410) 887-3353

J. Fred Cohen, Esquire  
100 Church Lane  
Pikesville, MD 21208

RE: Case No. 93-301-XA, Item No. 313  
Petitioner: Dr. W. Maurice Swanson  
Petition for Special Exception & Variance

Dear Mr. Cohen:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 12, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-17-93

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: + 313 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small  
John Constable, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
303-7555 Baltimore Metro - 888-9401 D.C. Metro - 1-800-482-5085 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21205-6777

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Kaller, Deputy Director  
Office of Planning and Zoning

DATE: April 1, 1993

SUBJECT: 6739 Liberty Road

INFORMATION:

Item Number: 313

Petitioner: Dr. W. Maurice Swanson

Property Size:

Zoning: R.O.

Requested Action:

Hearing Date: 4/1

SUMMARY OF RECOMMENDATIONS:

The subject site is located in Woodmoor along a stretch of Liberty Road plagued by vacant commercial and office uses. The proposed improvements to the site will result in the reuse of a currently vacant building and allow the Petitioner to continue providing a valuable service to the community, which has benefited from these services for 20 years.

Based upon a review of the applicant's request, staff recommends the following:

Approval of the Variance requesting 100% medical use.

Due to the fact that Liberty Road is classified as an arterial road, staff recommends approval of one (1) 15 sq. ft. (per side) freestanding sign along this heavily trafficked road. No similar justification exists, however, for the sign along St. Lukes Lane.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Keras

PK/JL:lw

313 ZAC/TEWJW

Pg. 1

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Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

MARCH 24, 1993

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DR. W. MAURICE SWANSON

Location: #6739 LIBERTY ROAD

Item No.: + 313 (JLL) Zoning Agenda: MARCH 22, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry J. Jaffer Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEH

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 September 18, 1992 (410) 887-3353

Dr. W. Maurice Swanson  
7039 Liberty Road  
Baltimore, MD 21207

Re: Swanson Dental Office  
W-92-71

Dear Dr. Swanson:

Baltimore County has reviewed your waiver application for the above property and has determined that a waiver of Public Works Standards should be granted with modification as follows:

1. DENY waiver to street lights.
2. Grant waiver to Public Works Standards for road improvements - Sidewalk, a standard section will be waived; however a temporary bituminous 4 foot walk is to be provided along St. Lukes Lane for the length of the property. The entrance and right of way is to be graded to provide adequate sight distance and shall provide a suitable profile for the bituminous sidewalk.

This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 26-100).

Should you have any questions, please contact David Thomas, Assistant Bureau Chief, Department of Public Services at 887-3321.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Respectfully yours,

Donald T. Rascoe  
Donald T. Rascoe  
Development Manager

DTR:cab

cc: Robert Bowling, Developers Engineering Division, M.S. 1208  
David Thomas, Assistant Bureau Chief, attn. Susan Wimbley, M.S. 1301  
Brenda Hinkle, Public Services, M.S. 1301  
Waiver File

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313

Due To Time frame problem. Petitioner  
Representative desired to file on 3/12/73.  
This is with understanding that plan remains  
required and if not received by Mon 3/15/73 10:AM  
(When RT on Nevada) \$100.00 REVISION FEE WILL  
BE REQUIRED.

Receipts + Property Culture Postage  
other charges are purposed but not above.

Also Early Hearing Request  
want letter of status for  
Dr Swannons check.

This site had conditional body  
permit applied for A-1.  
Cafes in the Spring Field

313

Dental Office

Officer requested to file without <sup>ad</sup> required checklist info  
Ward 20 - ~~sent~~ young man with 10 front teeth  
BB needed correct area code collect. <sup>Miss. & Florida don't</sup>  
<sup>need an area code</sup>

#10

Some changes may be made prior to hearing which  
do not negatively impact the requested hearings. Should  
the issues or removal plans will be submitted no later  
than the 1st hearing.

There was some confusion as to due date DA/RO  
On date (if you are aware) the reference on the plan  
to DA for finding fairness you was intended to mean  
the last opportunity then was DA you are not

2

28 E. Ostend St. Suite 200 Baltimore, MD 21230  
(410) 727-7837 Fax (410) 539-2087

313

July 21, 1992

BALTIMORE COUNTY MARYLAND  
COUNTY REVIEW GROUP  
111 W. Chesapeake Avenue  
Room 321  
Baltimore, Maryland 21204  
Attn: Mr. David Thomas

Re: Site & Grading Plan for Dr. Maurice Swanson  
3320 St. Lukes Lane Dental Office - Access Request

Dear Mr. Thomas:

Please find attached for your review and consideration, a copy of the proposed alterations and the site work for the above referenced project. Baltimore Jobs in Energy Project is working with Dr. Swanson in planning the new facility.

It is through this joint effort that we respectfully request a review and consideration for the installation of a new access road off/from Liberty Road on to his property. We are submitting to the State Highway Administration Dept., Attn: Ms. Peggy Blank, several copies for their review and comment. The access road would facilitate vehicles onto the site and direct them around to the rear egress exit onto St. Lukes Lane, which is a very steep and heavily traveled road.

BJEP and Dr. Swanson would appreciate your comments and consideration and we await your responses. If you have any questions or which further clarifications, please contact me at the telephone number indicated. Thanking you in advance.

Respectfully,  
*Andra T. Brown*  
Andra' T. Brown  
Director of Construction

cc: Dr. Maurice Swanson  
Ms. Peggy Blank  
Mr. Linwood Johnson  
Mr. Phillip Njowusi

PRINTED ON RECYCLED PAPER 48% 52

Baltimore Jobs in Energy Project

28 E. Ostend St. Suite 200 Baltimore, MD 21230  
(410) 727-7637 Fax (410) 539-2087

313

December 3, 1992

Dr. W. Maurice Swanson  
7839 Liberty Road  
Baltimore, Maryland 21207

Subject Property: 6739 Liberty Road Dental Renovations  
Phase II Cost Control

Dear Dr. Swanson:

Baltimore Jobs in Energy Project was pleased to have been instrumental in obtaining the awarding of the renovation permit (phase I) on the above referenced property and is now presenting our cost for Phase II Renovation and Construction on the same.

We agree to perform and supply all labor and materials to perform the outlined work scope for the sum of \$92,500.00. In addition to the hard cost presented BIEP also recommended to the owner to provide a contingency fund of approximately 11% to 16% for any items or conditions of worst case reality, such as the existing septic holding tank and additional shrubs required for sound buffers.

Our cost for construction coordinating and for providing professional services, labor and materials as outlined in the Construction Documents dated 8/27/92 by Pan Design Group of Baltimore Maryland, and the CRG Plan ( The Baltimore County Review Group) dated 5/15/92 as approved for the site and Grading Plan. All work will be done in accordance with Baltimore County Building Codes and regulation and Maryland Safety Standards. The work will consist of renovation proposals as illustrated in plans numbered A1, A2, A3, A4, A5, A6, A7 and Mechanical & Electrical Plans P-1, P-2, M-1, M-2, E-1 and E-2 as furnished and designed under Final Phase I Proposal. The actual work scope will also consist of the following;

**Preparation:**

1. Site mobilization for survey work, layout, security, signage posting and silt screen protection. Landscape layout clearing and selective site demolition as well as existing septic tank surveying and clean-out.

**Work Initiating:**

2. Ordering long lead products, Baltimore County inspection coordinating of site conditions, excavation, major demolition and utility up-grading and reconnecting.

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3. Approximately 75% of the actual site work will be conducted by certified Maryland Home Improvement Contractors, consisting of work furnish both labor and materials for excavation, foundations, masonry, roofing, veneer siding (finishing) windows, HVAC and electrical up-grading. Interior framing for gypsum wallboard erecting and as well final paint finishing.

All plumbing work including special dental plumbing will be performed by certified subcontractors. Appliances, fixture and final floor coverings will be installed by proper tradesmen.

All final landscaping and site improvements will be performed by a certified landscaper.

4. Baltimore Jobs in Energy's responsibility in addition to trade coordinating will be to furnish all labor and materials for finish carpentry work consisting of interior door installations, locks, kick plates, weatherstripping, thresholds, toilet accessories, kitchen cabinets and interior wall layout and confirmation. BJEP will also coordinate relocation of existing dental equipment and hook-up by others. Included is furnishing new identifying devices, such as; interior door numbers, bathroom signs, and exterior building numbers. The new dental practice sign will be furnished and erected by others but BJEP will coordinate with the owner and Architect as to its installation location.

5. The Architect of Record will assist and coordinate final interior color finishes with a schedule and will approve of installations for both record, requisitions and acceptance of work performed on behalf of the owner.

6. Baltimore Jobs and Energy submits with this proposal the following listings for record:

1. Listing of Certified Subcontractors negotiating or accepted to work on this project for the owner's review.
2. BJEP's Construction Schedule of Values for Payment Requisitions.
3. BJEP's Prime Construction Critical Path Scheduling.
4. Prime Contractors Anticipated Warranty Packaging.
5. BJEP's AIA contract proposal and General Conditions for The Work. Included are eligibility for certificates of insurance, both Builders Risk and General Liability coverage.
6. Necessary Building permits and certificates.

It is our goal to provide and construct a business facility befitting both the quality and professional status of your profession. BJEP and the Architect of Record have worked hand together in conjunction with designing, building materials evaluating and budget constraints and permit awarding to bring us to this point.

I think that we have a very good understanding as to what is desired Architecturally and the bottom line cost considerations. If an item or a change is necessary, both parties will evaluate the situation fully for all alternatives prior to consulting the owner. If any changes occur, they will be documented and made with the consideration of both quality and cost consideration.

Again, BJEP is proud to have been apart of realizing the permit acquisition and stand ready to proceed with the new renovations of Phase II Proposal. If you have any questions are require further clarifications, please do not hesitate to contact me.

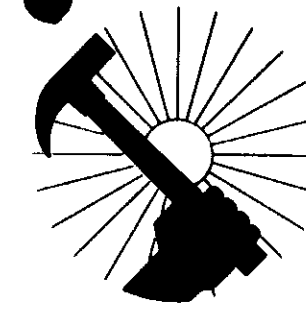
Respectfully,

*Andre T. Brown*  
Andre' T. Brown  
Director of Construction

ATB/def

cc: Dennis Livingston  
Phillip Njowusi, PAN DESIGN  
Joe Kovars  
Carole Maier  
George Brac  
Glover Faison  
File

Baltimore Jobs in Energy Project



28 E. Ostend St. Suite 200 Baltimore, MD 21230  
(410) 727-7837 Fax (410) 539-2087

313

December 17, 1992

Baltimore County  
Office of Zoning Administration  
and Development Management  
ATTN: Mr. Arnold Jablon, Director  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Dr. W. Maurice Swanson's Dental Office  
Property Proposal at Liberty Road and St. Luke's Lane

Dear Mr. Jablon:

In conformance with standard practices and provisions applicable, Baltimore Jobs In Energy Project, Inc. (BJEP) in conjunction with Dr. Swanson hereby submit for your consideration and acceptance a petition for variance on the above referenced property.

In accordance with the procedures outlined on the Baltimore County's Zoning Checklist provided for Class "A" office building application (see attachment), we have enclosed the information requested. The information has been distributed on plans enclosed as well as outlined in this letter.

The intent of this application is to gain favor and approval for Dr. Swanson's property renovation which is consistent with all his goals from five (5) years past. All designs, user use and community involvements have been consistent and accepted.

If there are any clarifications or additional information is required, please contact me or Dr. Swanson and we will respond immediately so as not to delay this approval process.

Information furnished on site and grading plan dated CRG Approval 5/15/92 and in compliance with code requirements 5.409.8.B.2 indicates:

1. Baltimore County's Landscape and Development's acceptable conditions for barrier, buffer and fencing requirements.

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Jablon Letter  
Page Three

All information given is consistent with county codes and formality for petition hearings and if any item is unclear, please contact me for immediate clarification. Thanking you in advance and I remain,

Respectfully Yours,

*Andre T. Brown*  
Andre' T. Brown  
Director of Construction

ATB/mjv

cc: Dennis Livingston  
Dr. W. Maurice Swanson, D.D.S.P.A.  
Phillip Njowusi, Pan Design  
J. Fred Cohen, P.A.  
Joe Kovars, P.A.  
File

March 11, 1993  
Petition Filed 3/12/93  
NO ITEM OF  
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From: Baltimore Jobs in Energy Projects  
Andre' T. Brown / Director of Construction

To: Baltimore County Zoning Commission  
Attn: Mr. Arnold Jablon / Director

Re: Property Modifications For Dr. Maurice Swanson  
3320 St. Luke's Lane, Balt., Co. MD.

Dear Mr. Jablon:

On BEHALF OF THE PROPERTY OWNER AND THE  
CONSTRUCTION PROCESS TEAM, WE RESPECTFULLY  
REQUEST AN EARLY HEARING ON THE ABOVE REFERENCED  
PROJECT. ALL DOCUMENTS HAVE BEEN SUBMITTED FOR  
YOUR REVIEW AND WE RESPECTFULLY NEED YOUR  
CONSIDERATION.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT  
ME OR DR. SWANSON AT THE TELEPHONE NUMBERS  
INDICATED. PLEASE SUBMIT IN WRITING A CONFIRMATION  
OF THIS PROCESS AS FAR AS WE HAVE PROCEEDED IN  
ORDER TO REPLY TO DR. SWANSON'S FINANCIAL LEADING  
COMMITMENTS.

Respectfully,  
*Andre T. Brown*  
Dir. of Construction  
(410-727-7837)

cc: Dr. M. Swanson (410-298-2700)  
Phillip Njowusi, Pan Design Group

## PAN DESIGN GROUP

12 West 25th Street + Baltimore, MD 21218 + (410) 243-1924

December 14, 1992

Mr. Arnold Jablon  
Director  
Office of Zoning Admin. & Development Management  
County Office Building  
111 W. Chesapeake Ave., Room 109  
Towson, MD 21204

Re: Addition & Alteration to Existing Dwelling for Dental Office and Residential Use.  
6736 Liberty Road, Baltimore, Maryland.  
PAN Proj. No. 90112

Dear Sir:

The above referenced project has been designed to comply with the applicable codes and regulations. Comments from Plans Review Division/Permits and Licenses or any other Governmental Agencies having jurisdiction over the project shall be addressed as required.

Project construction shall be as shown on plans and specifications. All construction shall comply with the applicable codes and regulations.

Thank you for your cooperation.

Truly yours,

PAN DESIGN GROUP

*Phillip Njowusi*  
Phillip Njowusi,  
Project Manager

cc: Dr. W. Maurice Swanson, 7039 Liberty Rd., Balto., MD 21207  
Andre T. Brown, Balto. Jobs In Energy Proj., 28 E. Ostend St., Balto., MD 21230  
Addienne A. Jones, Balto. County Office of Minority Affairs, Courthouse, Suite 124  
Courthouse, Suite 124, Towson, MD 21204  
Larwood Johnson, Balto. Office of Planning, County Court Bldg.  
401 Bosley Ave., Rm 408, Towson, MD 21204

313

W. Maurice Swanson, D.D.S., P.A.  
7039 LIBERTY ROAD  
BALTIMORE, MARYLAND 21207  
TELEPHONE (301) 298-2700

313

December 5, 1992

Mr. Arnold Jablon  
Director, Office of Zoning Administration  
Development Administration  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: Location-Liberty Road &  
St. Luke's Lane

Special Exception/  
Petition for Variance

Dear Mr. Jablon:

As you may be aware the Liberty Road corridor has become an area of "flight and blight." I have, however, maintained a dental practice on Liberty Road (Woodmore Shopping Center) for eighteen (18) years. Due to the fact that my office is located on the second floor, I am in violation of the American Disability Act (ADA) which requires an elevator or lift. More important and of greatest concern to me is the fact that I'm well beyond the expiration date of my lease, and the grace period to vacate premises has been expressed by certified mail from the Honolulu Ltd. management. Put simply I can be legally and physically be moved or shut down unless the above referenced matter is resolved quickly.

My desire to move the practice to Liberty Road & St. Luke's Lane seem simple enough, but has become a process dating back five years at a cost of \$80,000.00, i.e. mortgage payments, County taxes and maintenance of this property.

I submit that if I'm still willing to invest in the area, I respectfully request the granting of 'Special Exception/Petition for Variance' be given priority consideration.

Your kind and prompt attention & hearing on this matter would be appreciated.

*W. Maurice Swanson*  
W. MAURICE SWANSON, D.D.S., P.A.

CC: Andre T. Brown, Balto. Jobs In Energy Project

P.O. Box 31555  
Baltimore, MD 21202

Mr. Arnold Jablon  
Director  
Office of Zoning Administration &  
Development Administration  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The Liberty Road Community Council supports the proposed plans for the improvement of the Swanson property located on St. Lukes Lane.

If you have any questions please call me.

Very truly yours,

*Vivian Noonan*  
Vivian Noonan  
President  
Liberty Road Community Council  
3674 Clifmar Road  
Baltimore, MD 21244  
Office 521-5977  
Home 922-8122

RECEIVED  
NOV 13 1992

ZONING OFFICE

PLEASE PRINT CLEARLY

**PROTESTANT(S) SIGN-IN SHEET**

NAME \_\_\_\_\_

**ADDRESS**

JOHN BEEBE 3801 LOCHARN DR 21207

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME \_\_\_\_\_

ADDRESS

Emily Wolfson  
supporter

8506 Church Lane  
Randallstown, Md 21133

JAY FRED COHEN

100 Church Lane  
2/20/08

Andrea T. Brown  
Supporter

7116-203 Duckett's Lane

Barbara Guardia - <sup>OMT</sup> reporter

408 Washington Ave-Tolson

Philip Njowusi  
Leo Matanquikran

12 W 25TH ST. BALT. MD 21218  
12 W. 25th St, Balt MD 21208

LIBERTY ROAD COMMUNITY COUNCIL, INC

6831 Aster Street  
Mailing Address: P.O. Box 31655  
Beltsville, Maryland 21207

1. Schmidt  
 2. Deputy Chief of Housing  
 3. 1400 Avenue  
 4. 11001  
 5. 1967

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Total: 5.00

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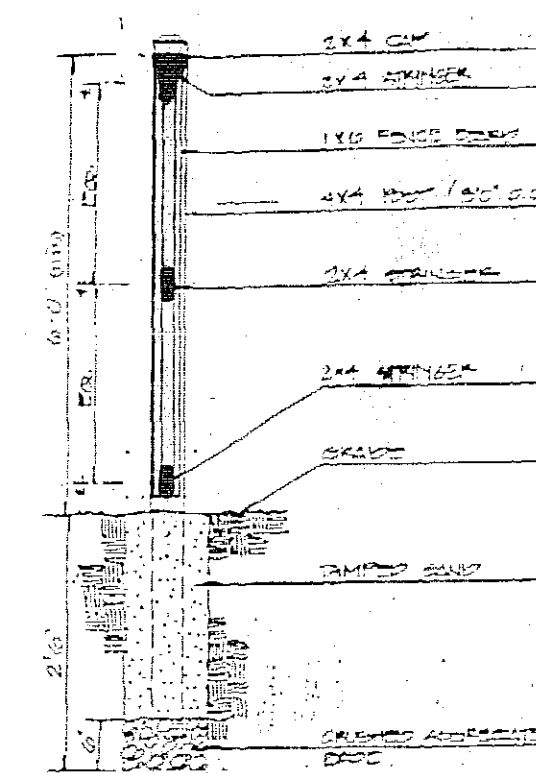


# LIBERTY ROAD

D.R. 16

CITY PARTNERS L.P. D.P.W.  
5% AGENCY BACKSILL  
400 PARK AVENUE  
NEW YORK, N.Y. 10022  
PHONE: 212-691-1122  
FAX: 212-691-1122

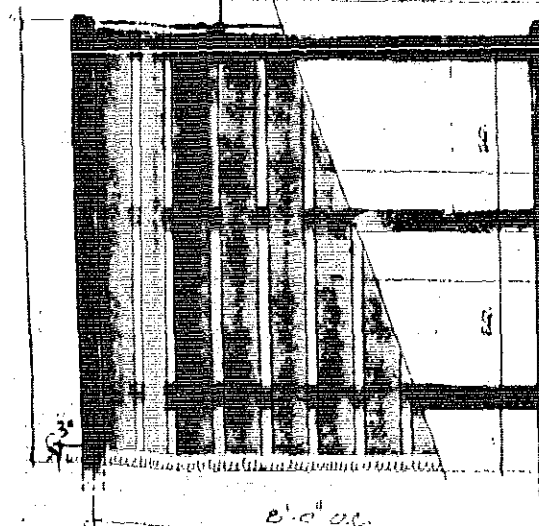
# ROAD



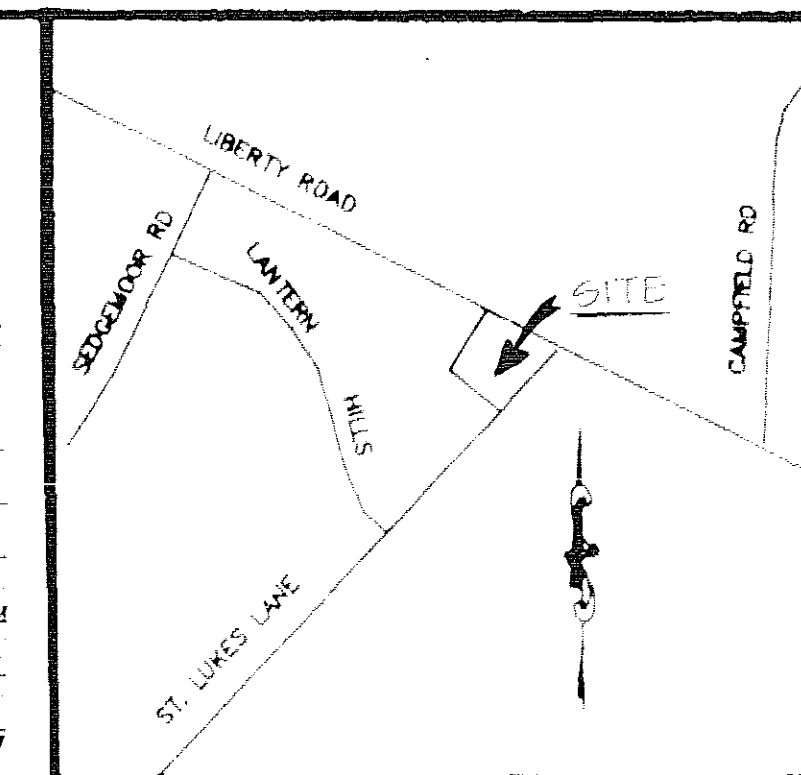
SECTION: WOOD FENCE  
NO SCALE

## TYPICAL LANDSCAPE FENCE

HORIZ. SECTION



PLAN: WOOD FENCE  
NO SCALE



## VICINITY MAP

SCALE: 1"=200'

## NOTES:

- THE ELEVATIONS SHOWN HEREON ARE BASED ON A BENCH MARK ESTABLISHED BY BALTIMORE COUNTY KNOWN AS BM X-9275 WHICH IS A 3" IRON BAR IN SEAM OF CONCRETE WALK ON THE SOUTHEAST SIDE OF ST. LUKES LANE AND 350' SOUTHWEST OF LIBERTY ROAD.
- THE ELEVATIONS SHOWN HEREON WERE DERIVED BY A STANDARD TOPOGRAPHIC PROCEDURE AND ARE WITHIN 0.10' +/-.
- THE BEARINGS SHOWN HEREON WERE BASED ON THE FOLLOWING BALTIMORE COUNTY TRAVEL STATIONS:  
X-9275 N 16193.27 W 31952.39  
X-9106 N 16455.67 W 31712.38
- THE PROPERTY LINE SHOWN HEREON WERE NOT DERIVED FROM A SURVEY, BUT WERE DERIVED FROM A DRAWING TITLED "EXISTING SITE PLAN" AND ONLY SHOWS THE APPROXIMATE LOCATION AND SHOULD NOT BE RELIED UPON.
- THE PROPERTY LINES SHOWN HEREON MAY NOT REFLECT THE ACTUAL LINES OF POSSESSION THAT A TITLE SEARCH AND BOUNDARY SURVEY WOULD DISCLOSE.
- ROBERT ASCHENBENNER HAS APPROVED TEMPORARY USE OF EXISTING SEPTIC SYSTEM UNTIL NEW SEWER LINE IS INSTALLED BY BALTIMORE COUNTY.
- THE AREAS BETWEEN SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
- STORMWATER MANAGEMENT IS NOT REQUIRED DUE TO ZONING REGULATIONS SECTION 2-150.3 PARAGRAPH B-3 EXEMPTION

## ZONING NOTES

MEDICAL (DENTAL) PRACTICE CLASS "B" OFFICE BLDG. IN AN R.O. ZONE. THE PROPERTY WILL BE IMPROVED WITH AN ADDITIONAL SQUARE FOOTAGE FACILITY IN ACCORDANCE WITH LOCAL AND STATE BUILDING AND SITE PREPARATION CODES AND STANDARDS.

TO PERMIT BUSINESS MEDICAL OR LIGHT INDUSTRIAL PARKING IN A RESIDENTIAL ZONE INDICATED ON PLAN FOR PATIENT/CLIENT PARKING OR DROP-OFF AREA.

VARIANCES FROM SECTIONS 203.3B.2.a TO PERMIT A 100% ADJUSTED GROSS FLOOR AREA FOR MEDICAL OFFICE USE IN LIEU OF THE PERMITTED 25% 203.3.C.1 TO PERMIT TWO (2) ILLUMINATED FREE STANDING SIGNS 15 SQUARE FEET PER SIDE, TOTAL OF 60 SQ. FT. IN LIEU OF THE PERMITTED NON-ILLUMINATED FREE 8 SQ. FT. SIGN ATTACHED TO A WALL, 203.4.C.6 TO ALLOW AMENITY OPEN SPACE AS APPROVED FOR LANDSCAPE MANUAL REQUIREMENT IN LIEU OF THE 7% A.O.S. IN THE INTERIOR OF THE PARKING LOT, 203.4.C.8 & 1 TO PERMIT BUFFERS AS APPROVED FOR LANDSCAPE MANUAL REQUIREMENTS IN LIEU OF THE REQUIRED 30 FT. FROM ALL RESIDENTIAL PROPERTY LINES, FROM 203.4.C.8 & 1 TO PERMIT A 100% ADJUSTED GROSS FLOOR AREA IN LIEU OF THE REQUIRED 30 FT. AND DISTANCE BETWEEN BUILDINGS OF 30 FT. IN LIEU OF THE REQUIRED 30 FT. ALL AS SHOWN ON THE PUBLIC HEARING SITE PLAN.

## GENERAL NOTES:

- WALKER NO.: 30-270, REVISED 10-18-90
- DATE: 10-18-90
- 2ND COUNCILMANIC DISTRICT
- AREA: 0.26 ACRES
- DEED REF: 7553/082
- CURVUS TRACT: 4023.04
- WATER SHED: 26
- SURSEWER SHED: 63
- 100% ADJUSTED GROSS FLOOR AREA: 100%

## PARKING DATA

- USE: DENTAL PRACTICE - AREA: 100%
  - BUILDING AREA: 3500 SQ. FT.
  - PARKING REQUIRED: 4.5 SPACES/1000 SQ. FT. = 4.5 X 3.5 = 15.75
  - PARKING PROVIDED: 15.75
  - HANDICAPPED PARKING (INCL.): 0
  - TYPICAL PARKING SPACE: 15.3 SQ. FT. 8.5' X 16'
  - PAVING TYPE: ASPHALT (ASPHALT)
  - ALL SIGNS SHALL MEET 2.413 B.C. 2R AND ZONING SIGN POLICIES.
  - HOURS OF OPERATION: MONDAY THRU SATURDAY BETWEEN 9:00AM-7:00PM
- FAK REQUIRED = 1.00 NOT EXCEED 33  
FAR ON-SITE = 1.12  
PROVIDE A.O.S.  
REQUIRED A.O.S.  
MAX. BLDG. HGT. < 35'

## Notes

- All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
- All planting procedures and specifications shall conform to Landscape Specification Guidelines for Baltimore Washington Metropolitan Area, latest edition.
- The Contractor shall contact "Miss Utility" for underground utility locations at least 72 hours prior to installation.
- All plants shall be guaranteed by the Contractor for one year following the installation completion date.

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):

- ☒ Baltimore County Landscape Manual
- ☒ Office of Planning Zoning CRC or Valer No. \_\_\_\_\_
- ☒ Special Exception/Hearing/Variance No. \_\_\_\_\_
- ☒ Resolving, Documented Site Plan No. \_\_\_\_\_

Landscape Architect's Signature: Paul A. Swanson L.A.'s Name (please print)  
Address: 3320 N. PENNSYLVANIA AVE. TOWSON MD 21204 (410) 251-0501  
City: Towson State: MD Zip: 21204

2. "I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Owner's Name (please print): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. REVIEWED BY: \_\_\_\_\_

## TYPICAL MOUNTABLE CURB AND PAVING SECTION

N.T.S.

## TYPICAL FREE STANDING SIGN - DOUBLE FACE

N.T.S.

| LEGEND |                                     |
|--------|-------------------------------------|
|        | PROP. BITUMINOUS CONC. IMPROVEMENTS |
|        | PROP. CONCRETE SIDEWALK (5' TYP.)   |
|        | PROP. HOUSE ADDITION                |
|        | EXISTING TREES                      |
|        | EXISTING TREES TO BE REMOVED        |
|        | EXISTING GROUND                     |
|        | PROP. GRADE                         |
|        | PROP. STREET LIGHT                  |
|        | EXISTING BUILDING STRUCTURES        |
|        | EXISTING WOODS                      |
|        | EXISTING FENCE                      |

## PLANT LIST

| QUANTITY | BOTANICAL NAME          | COMMON NAME          | SIZE        | ROOT |
|----------|-------------------------|----------------------|-------------|------|
| 3        | Acer rubrum             | Red Maple            | 2-2.5" cal. | B+B  |
| 11       | Pinus strobus           | Eastern White Pine   | 3-6" hgt.   | B+B  |
| 22       | Viburnum rhytidophyllum | Leatherleaf Viburnum | 30-36" hgt. | B+B  |

## LANDSCAPE TABULATION

- Baltimore County Landscape Manual Requirements
- 80 Lin. Ft. interior road / 20 = 4 planting units (75% major trees)
  - 420 Lin. Ft. exterior road / 40 = 10.5 planting units (75% major trees)
  - 120 Lin. Ft. screening adjacent to residential zoning / 15 = 8 planting units (class A screening)
  - Credit of required major deciduous trees for existing trees - 200% = 10.8 planting units
- Total = 11.7 planting units required  
11.7 planting units proposed

Owner: Dr. Maurice Swanson  
3320 St. Lukes Lane  
Baltimore Maryland

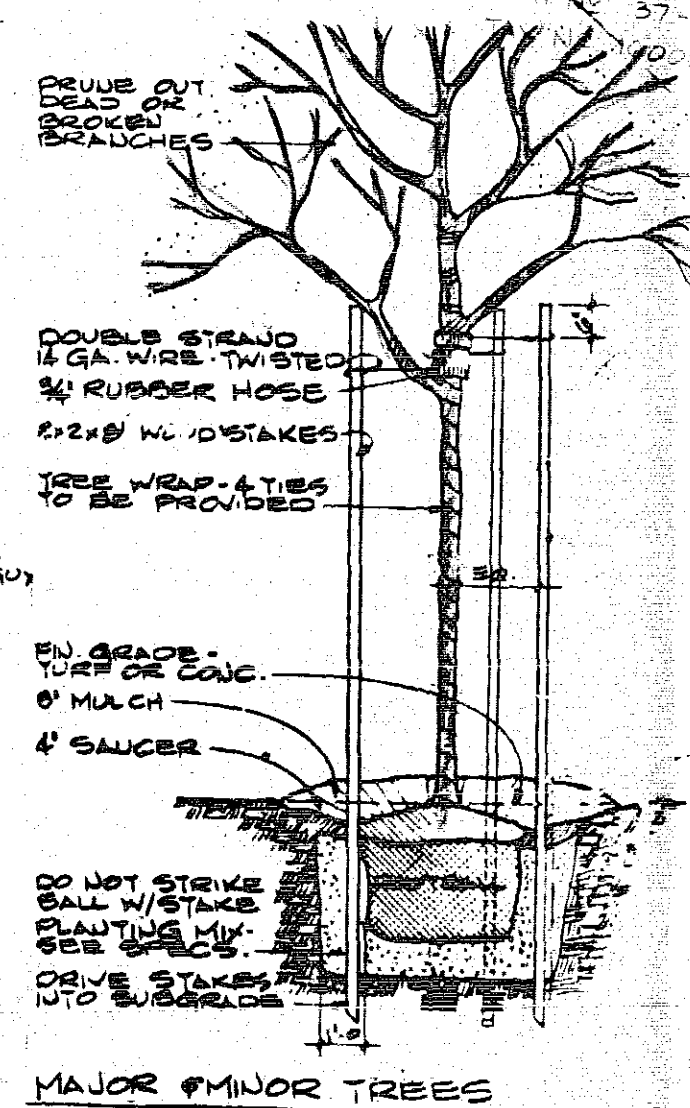
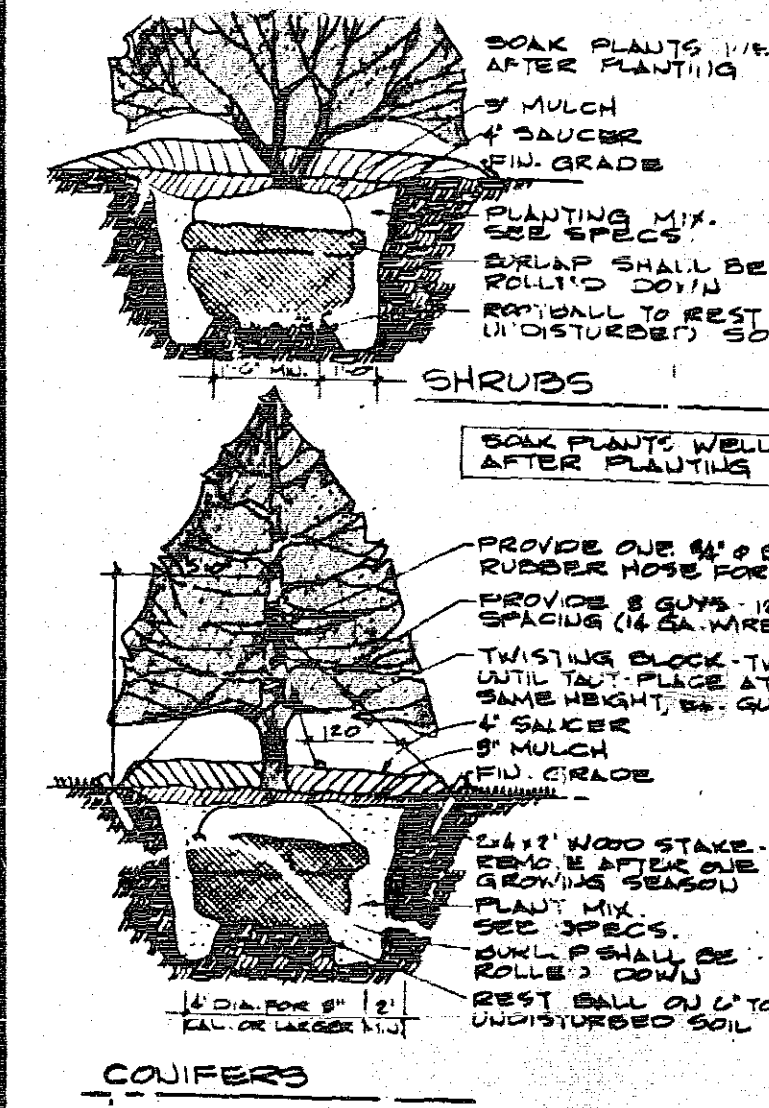


| REVISIONS |
|-----------|
|           |

FINAL LANDSCAPE PLAN  
AND  
PLAN TO ACCOMPANY ZONING PUBLIC HEARING  
DR. MAURICE SWANSON  
3320 ST. LUKES LANE  
DENTAL OFFICE  
ELECTION DISTRICT NO. 202, BALTIMORE CO., MARYLAND

SCALE: 1"=20'  
DRAWN BY: T.G.  
CHECKED BY: J.B.G.  
DATE: JAN. 1993  
SHEET: 1  
OF: 1  
JOB NO. 90482

NOTE:  
THE AMENITY OPEN SPACE SEVEN PERCENT OF THE INTERIOR OF THE PARKING LOT NOT INCLUDING SETBACK AND BUFFER AREA REQUIREMENTS SHALL BE PREVIOUS LAND AREA IN ASSOCIATION WITH PLANTINGS.



MAJOR MINOR TREES  
NO SCALE

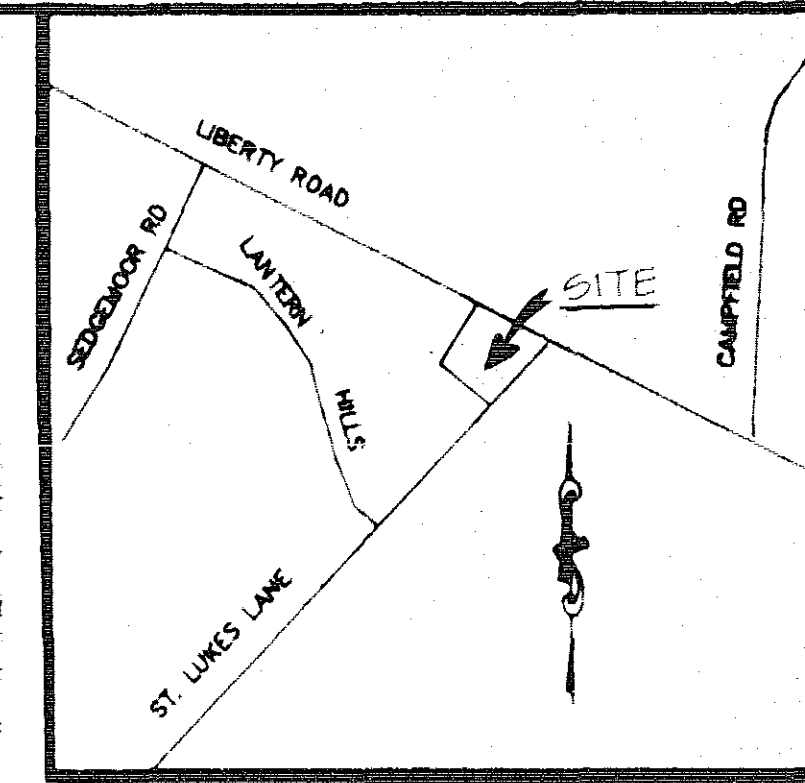
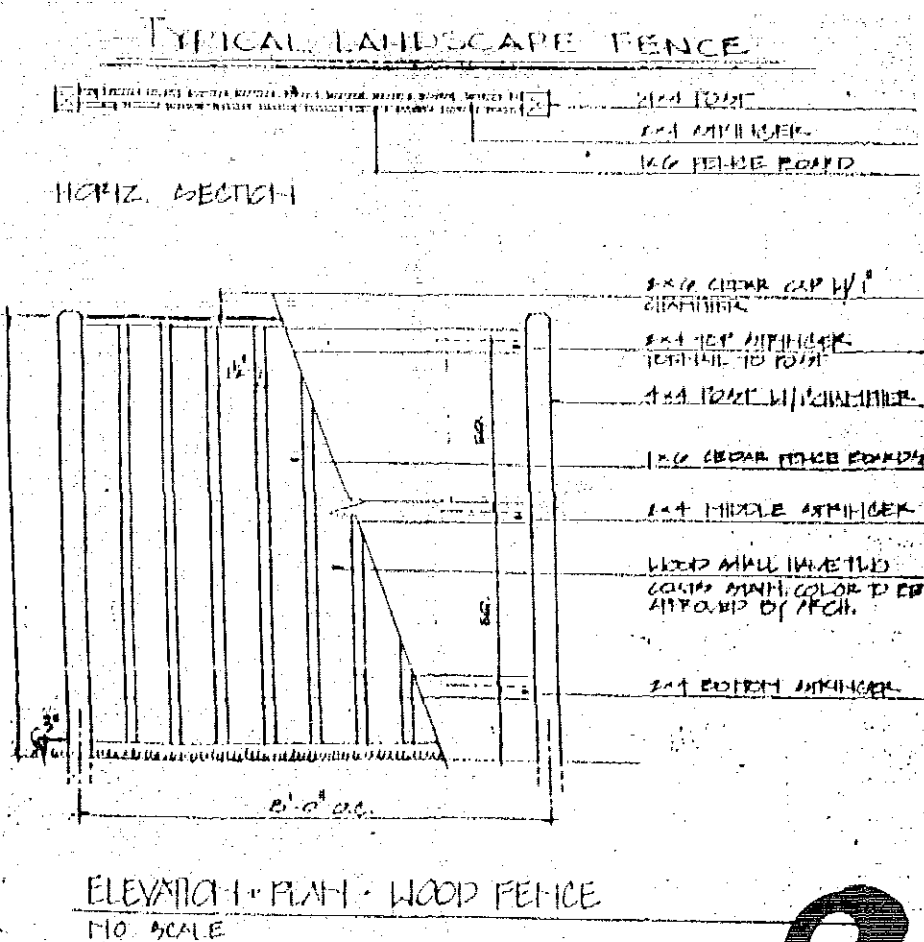
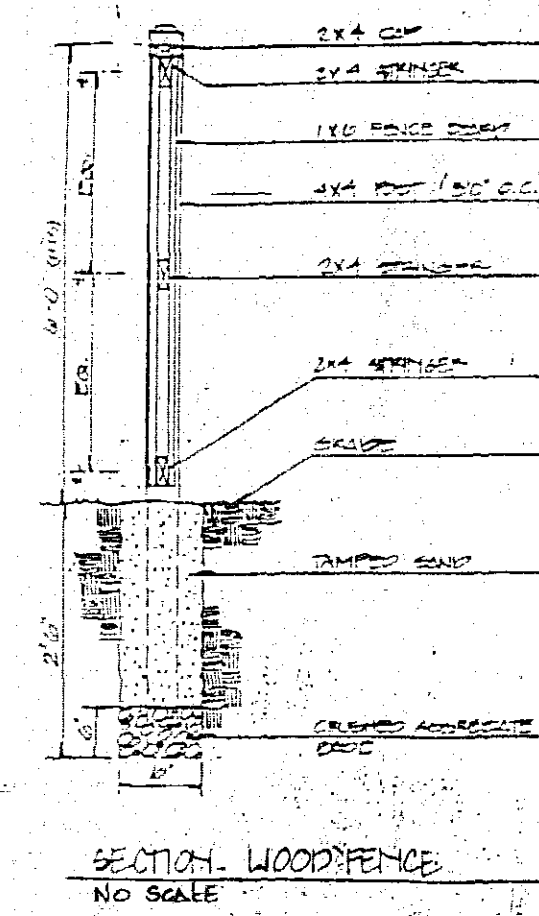


# LIBERTY ROAD

D.R. 16

CITY PARTNERS L.L.D. LLC  
50 ANDREWS SQUARE  
405 PARK AVENUE  
NEW YORK, N.Y. 10022  
DEED REF: 5541/153  
TAX ID: 165003551

# ROAD



VICINITY MAP  
SCALE: 1"=200'

## 93-301-XA

### LEGEND

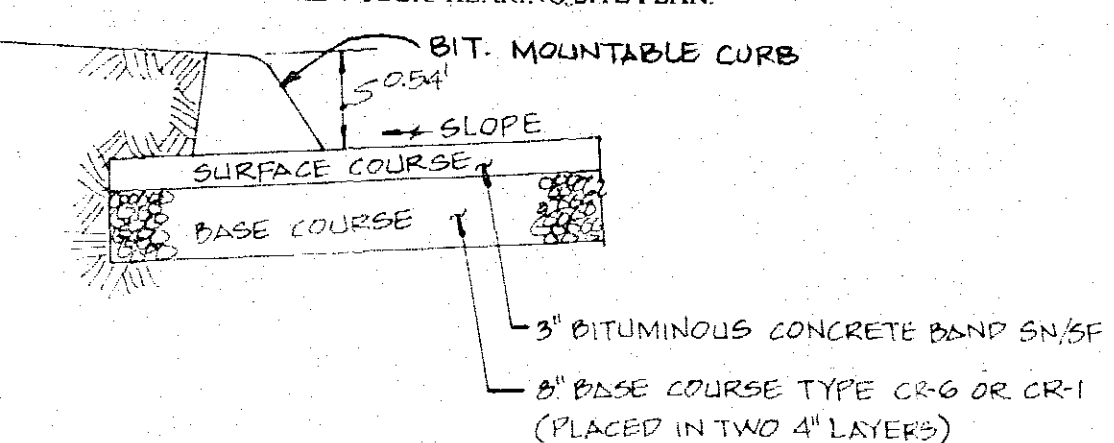
- EXIST. BITUMINOUS CONC. IMPROVEMENTS
- PROP. CONCRETE SIDEWALK (5' WIDE)
- PROP. HOUSE ADDITION
- EXIST. TREES
- EXIST. TREES TO BE REMOVED
- EXIST. GROUND
- PROP. STREET LIGHT
- EXIST. WOODS
- EXIST. SLOPE

### ZONING NOTES

MEDICAL (DENTAL) PRACTICE CLASS "B" OFFICE BLDG. IN AN R.O. ZONE. THE PROPERTY WILL BE IMPROVED WITH AN ADDITIONAL SQUARE FOOTAGE FACILITY IN ACCORDANCE WITH LOCAL AND STATE BUILDING AND SITE PREPARATION CODES AND STANDARDS.

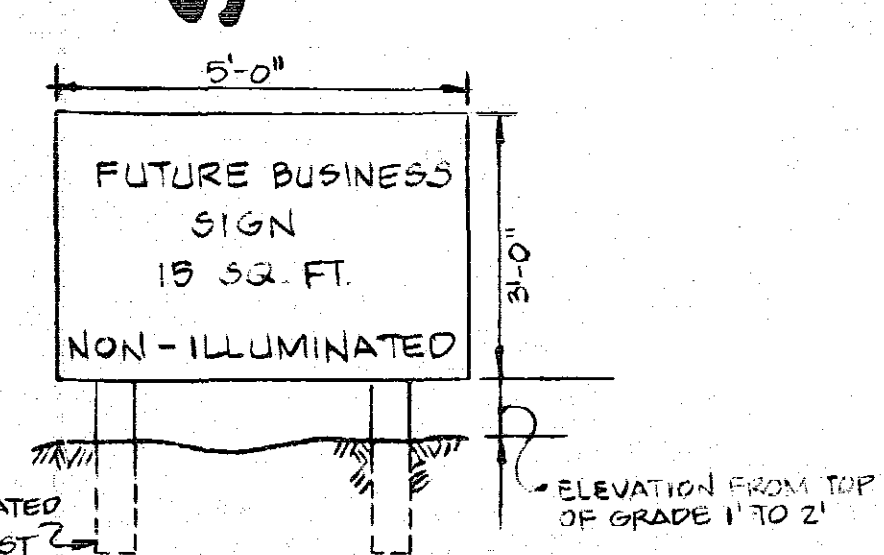
TO PERMIT BUSINESS/MEDICAL OR LIGHT INDUSTRIAL PARKING IN A RESIDENTIAL ZONE INDICATED ON PLAN FOR PATIENT/CLIENT PARKING OR DROP-OFF AREA.

VARIANCES FROM SECTIONS 203.18.2 a) TO PERMIT A 100% ADJUSTED GROSS FLOOR AREA FOR MEDICAL OFFICE USE IN LIEU OF THE PERMITTED 25% 203.1 C.1 TO PERMIT TWO (2) ILLUMINATED FREE STANDING SIGNS 15 SQUARE FEET PER SIDE. TOTAL OF 60 SQ. FT. IN LIEU OF THE PERMITTED NON-ILLUMINATED FREE 8 SQ. FT. SIGN ATTACHED TO A WALL. 203.1 C.6 TO ALLOW AMENITY OPEN SPACE AS APPROVED FOR LANDSCAPE MANUAL REQUIREMENT IN LIEU OF THE 7% A.O.S. IN THE INTERIOR OF THE PARKING LOT. 203.1 C.8.1 TO PERMIT BUFFERS AS APPROVED FOR LANDSCAPE MANUAL REQUIREMENTS IN LIEU OF THE REQUIRED 20 FT. FROM ALL RESIDENTIAL PROPERTY LINES. FROM S. 203.1 C.5 AND 102.2 TO PERMIT A 8 FT. REAR SIBK IN LIEU OF THE REQUIRED 30 FT. AND DISTANCE BETWEEN BUILDINGS OF 35 FT. IN LIEU OF THE REQUIRED 55 FT. ALL AS SHOWN ON THE PUBLIC HEARING SITE PLAN.



### TYPICAL MOUNTABLE CURB AND PAVING SECTION

N.T.S.



### TYPICAL FREE STANDING SIGN - DOUBLE FACE

N.T.S.

### LANDSCAPE TABULATION

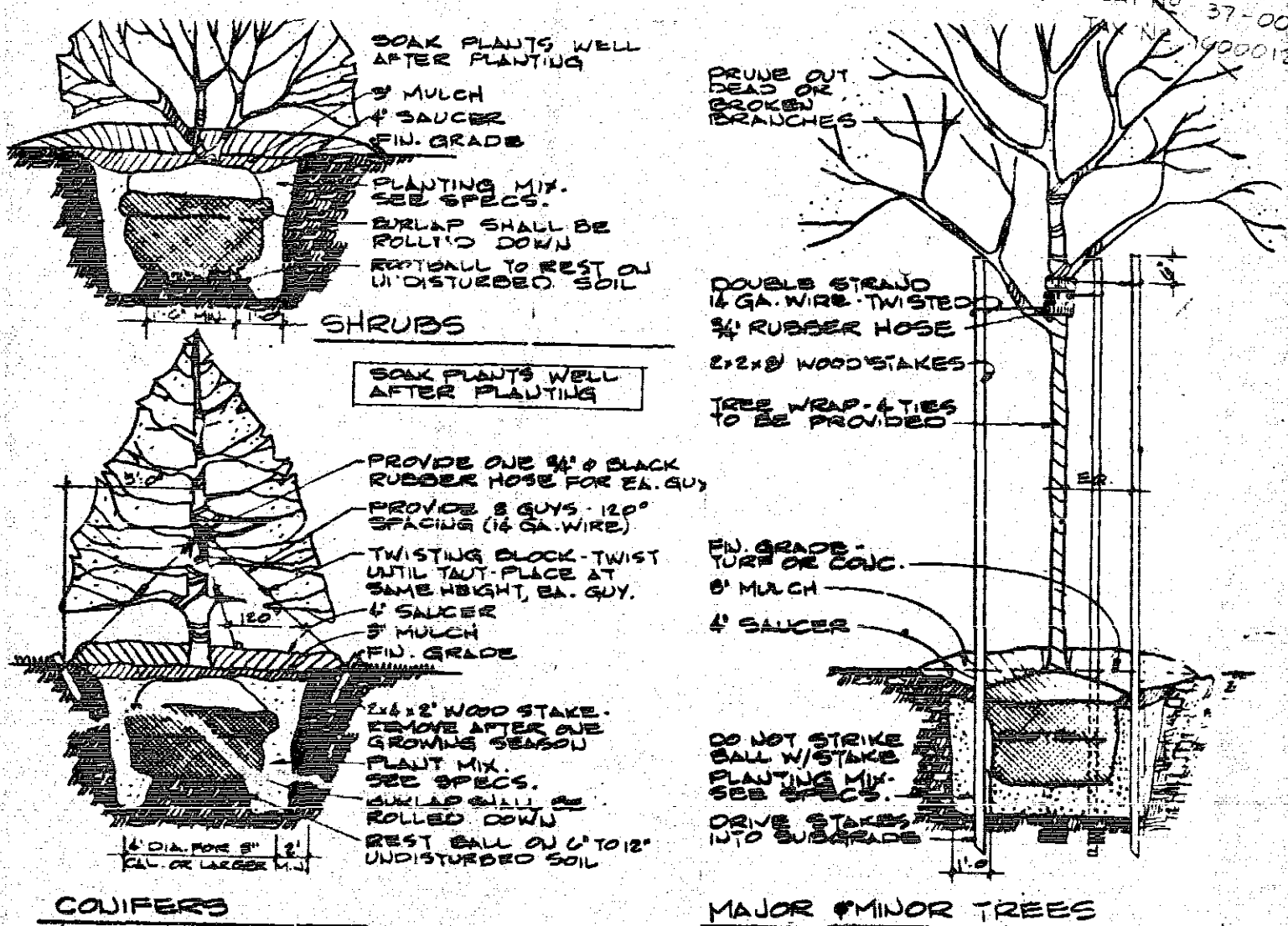
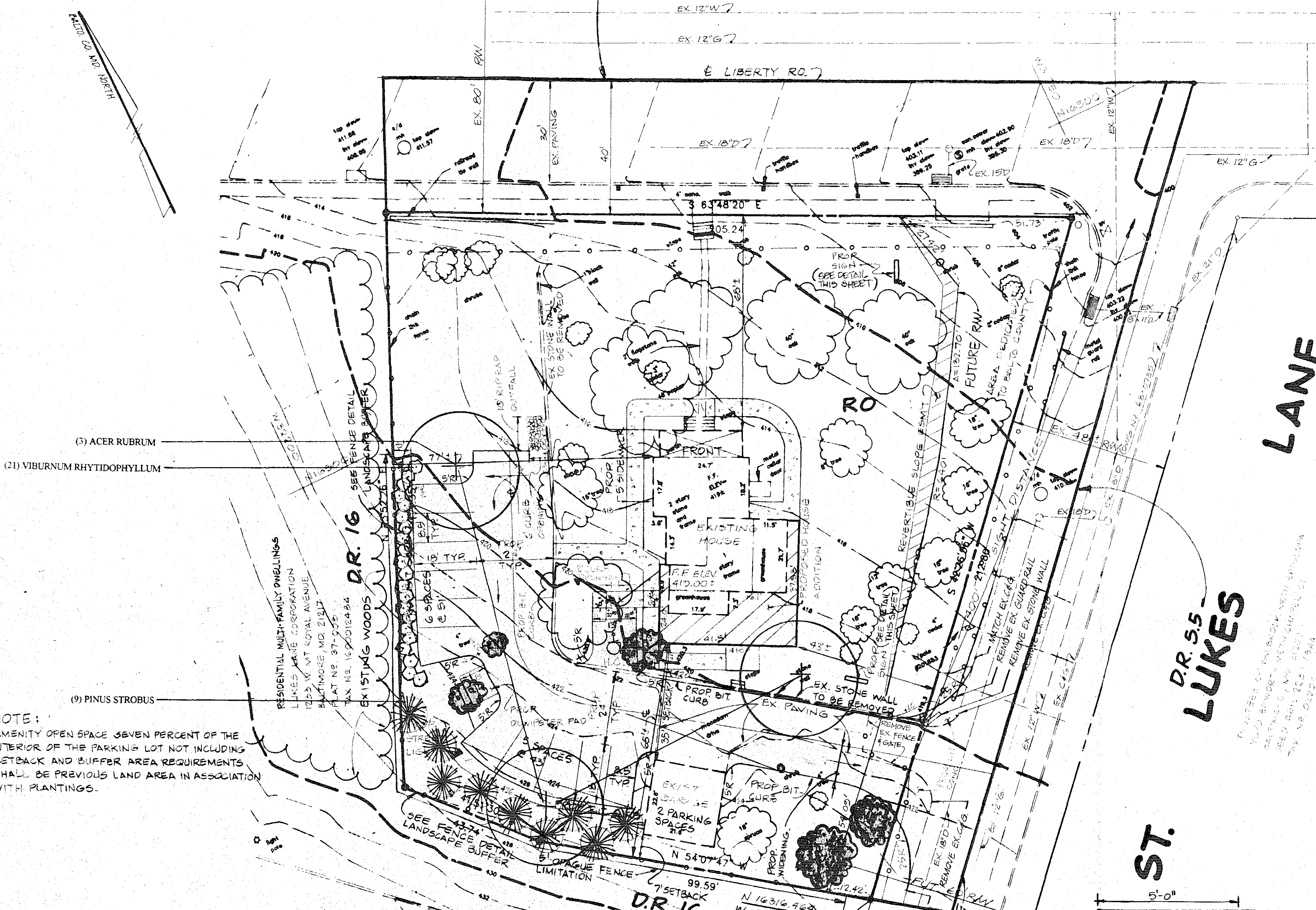
- Baltimore County Landscape Manual Requirements
- 1) 80 Lin. Ft. interior road / 20 = 4 planting units (75% major trees)
  - 2) 420 Lin. Ft. exterior road / 40 = 10.5 planting units (75% major trees)
  - 3) 120 Lin. Ft. screening adjacent to residential zoning / 15 = 8 planting units (class A screening)
  - 4) Credit of required major deciduous trees for existing trees - 200% = 10.8 planting units

Total = 11.7 planting units required  
11.7 planting units proposed

Owner: Dr. Maurice Swanson  
3520 St. Lukes Lane  
Baltimore Maryland

### PLANT LIST

| QUANTITY | BOTANICAL NAME          | COMMON NAME          | SIZE        | ROOT |
|----------|-------------------------|----------------------|-------------|------|
| 3        | Acer rubrum             | Red Maple            | 2-2.5" cal. | B+B  |
| 9        | Pinus strobus           | Eastern White Pine   | 5-6" hgt.   | B+B  |
| 21       | Viburnum rhytidophyllum | Leatherleaf Viburnum | 30-36" hgt. | B+B  |



NOTE:  
AMENITY OPEN SPACE SEVEN PERCENT OF THE INTERIOR OF THE PARKING LOT NOT INCLUDING SETBACK AND BUFFER AREA REQUIREMENTS SHALL BE PREVIOUS LAND AREA IN ASSOCIATION WITH PLANTINGS.

### GENERAL NOTES:

1. WAIVER NO.: 90-270 APPROVED 10-16-90
  2. ZONING: R.O.
  3. ZND COUNCILMANIC DISTRICT: 1
  4. AREA (EXIST): 0.76 ACRES
  5. DEED REF: 7893/082
  6. CENSUS TRACT: 4023.04
  7. WATER SHED: 28
  8. SUBURBAN SHED: 83
  9. TAX ACCT. NO: 020657004
- NOTES:  
AREA DEDICATED TO PARKING: 3760 SQ. FT.  
NET AREA = 0.086 ACRES

### PARKING DATA

1. USE: DENTAL PRACTICE - AREA: 100%
  2. BUILDING AREA: 3460 SQ. FT.
  3. PARKING REQUIRED: 45 SPACES/1000 SQ. FT. = 4.5 x 3.5 = 15.75
  4. PARKING PROVIDED: 18
  5. HANDICAPPED PARKING (ENCL.) 1
  6. TYPICAL PARKING SPACE: 153 SQ. FT. 8' 6" x 18'
  7. PAVING TYPE: MACADAM (ASPHALT)
  8. ALL SIGNS SHALL MEET 5.413 B.C.2R AND ZONING SIGN POLICIES
  9. HOURS OF OPERATION: MONDAY THRU SATURDAY BETWEEN 9:00 A.M. - 7:00 P.M.
- FAR REQUIRED = 0.55 NOT EXCEED .55  
FAR ON SITE = .12  
PROVIDE A.O.S.  
REQUIRED A.O.S.  
MAX. BLDG. HGT. < 36'

### Notes

1. All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore Washington Metropolitan Area" latest edition.
3. The Contractor shall contact 'Mesa Utility' for underground utility locations at least 72 hours prior to installation.
4. All plants shall be guaranteed by the Contractor for one year following the installation completion date.

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):  
☒ Baltimore County Landscape Manual  
☒ Office of Planning Zoning Ord. or Varior No.  
☒ Special Exception/Variance No.  
☒ Resolving Documented Site Plan No.  
 Landscape Architect's Signature: Paul Walsky L.A.'s Name (please print)  
 3520 St. Lukes Lane, Baltimore, MD 21204 (410) 526-0501  
 Address City State Zip Phone
2. "I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."  
 Owner's Signature: Dr. Maurice Swanson Date: 1/10/93 Owner's Name (please print)  
 3520 St. Lukes Lane, Baltimore, MD 21204  
 Address City State Zip
3. REVIEWED BY: \_\_\_\_\_

313

FINAL LANDSCAPE PLAN  
AND  
PLAN TO ACCOMPANY ZONING PUBLIC HEARING  
**DR. MAURICE SWANSON**  
**3520 ST. LUKES LANE**  
**DENTAL OFFICE**  
ELECTION DISTRICT No. 202 BALTIMORE CO., MARYLAND

SCALE: 1"=20'  
DRAWN BY: T.G.  
CHECKED BY: O.P.O.  
DATE: JAN., 1993  
SHEET: 1 OF 1  
JOB NO. 90452

